



- SPACIOUS TERRACED FAMILY HOME
- SITUATED ON AWARD WINNING OAKLAND PARK ESTATE
- ENTRANCE PORCH, CLOAKROOM
- LIVING ROOM DINER
- KITCHEN
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- ENCLOSED REAR GARDEN, GARAGE

Park Rise, Dawlish, EX7 9RT

£289,000

A wonderful opportunity to purchase this delightful three bedroom mid terrace property situated in a favoured location on the southern outskirts of the town on the award winning Oakland Park estate. The property benefits from a newly fitted roof and has accommodation briefly comprising; entrance porch, reception hall, living room diner, cloakroom, kitchen, three bedrooms, family shower room. Enclosed rear garden and garage.

An internal viewing comes highly recommended.



Property Description

Glazed timber front door into...

RECEPTION PORCH

With coat hanging hooks. Doors to...

CLOAKROOM

With obscure glazed window to front, coloured suite comprising close coupled WC, wall mounted wash hand basin with tiled splash backs.

LIVING ROOM DINER

With uPVC double glazed window and double doors to rear, two radiators, power points, telephone socket, useful under stairs storage cupboard. Stairs rising to first floor. Multi-paned door through to...

KITCHEN

With uPVC double glazed window to front, range of matching wall and base units with roll top work surface over, inset stainless steel sink drainer, space for electric cooker with stainless steel extractor canopy above, wall mounted gas boiler, tiled splash backs, space and plumbing for washing machine and fridge.

FIRST FLOOR LANDING

Loft access hatch. Airing cupboard with factory lagged hot water cylinder and timber slatted shelving.

BEDROOM ONE

With uPVC double glazed window to rear, built in wardrobes, radiator, power points.

BEDROOM TWO

With uPVC double glazed window to rear, radiator, power points.

BEDROOM THREE

With uPVC double glazed window to front, built in wardrobe, radiator, power points.





FAMILY SHOWER ROOM

With obscure uPVC double glazed window to front, white suite comprising close coupled WC, pedestal wash hand basin, large glazed shower enclosure with mains fed shower, tiled splash backs, chrome ladder heated towel rail.

OUTSIDE

The rear garden is predominantly laid to lawn bordered by flower beds and is fully enclosed. Useful storage shed. Outside power points. A pathway and timber gate gives access to the GARAGE.

GARAGE

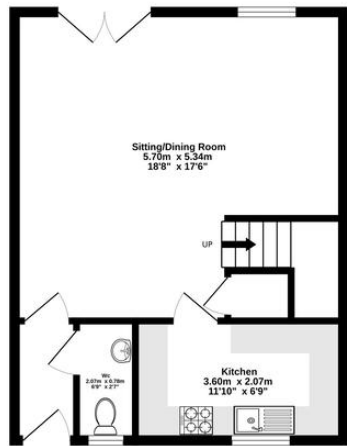
Situated in a block. Wooden up and over door. Power and light.

MATERIAL INFORMATION - Subject to legal verification

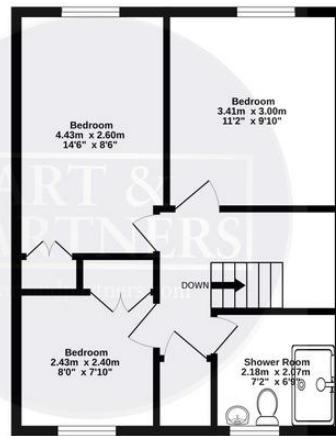
Freehold

Council Tax Band C

Ground Floor
42.2 sq.m. (454 sq.ft.) approx.



1st Floor
40.6 sq.m. (437 sq.ft.) approx.



Garage
13.7 sq.m. (148 sq.ft.) approx.



TOTAL FLOOR AREA : 96.6 sq.m. (1040 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Awaiting EPC



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